

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, Michigan 49660

MEETING OF NOVEMBER 2, 1995

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, November 2, 1995 at 7:00 P.M. in the City Council Chambers in City Hall, 70 Maple Street, Manistee, Michigan.

AGENDA

- I. Roll Call
- II. Matters Pertaining to the General Citizenry:
 - A. Public Hearing:
 - 1.
 - B. Site Plan Reviews:
 - 1. Lori Walters - Lot Combination
 - 2. Floyd Yoder - Lot Combination
 - 3. Harbor Village - Harborside East Condo's
 - 4. Harbor Village - Addition to Information Center (Sales Office)
 - 5. Harbor Village - General Landscaping
 - C. Questions, Concerns and Consideration of Matters Pertaining to Citizens in Attendance:
 - 1.
- III. Business Session:
 - A. Approval of Minutes from Last Meeting (10/5/95)
 - B. Unfinished Business:
 - 1.
 - 2.
 - C. Other Communications:
 - 1. City Update
 - 2.
 - D. Reports:
 - 1. D.D.A. Update
 - 2. Zoning Board of Appeals
 - 3. Site Plan Review/Historic Overlay Committees
 - 4. Joint City Review/Ordinance Committee
 - 5. Public Access North end Lake Michigan Beach
 - 6. Parking - Man-Made Lake
 - 7. Oil & Gas Committee
 - 8. River Street Traffic
 - 9. Pre-Manufactured Homes
 - E. New Business:
 - 1.
 - 2.
- IV. Work/Study Session:
- V. Adjournment

cc: Planning Commission Members
City Council
R. Ben Bifoss, City Manager
Jon Rose, City Code Administrator
Kurt Schindler, County Planner
Manistee News Advocate
Manistee Observer
WMTE Radio
WXYQ Radio
Beth Adams, DDA/Mayor
Dale Picardat
Julie Beardslee, Assessor

11-2-95

158 Harrison Street
Manistee, MI 49660
Ph: 616-723-4043

October 6, 1995

Mr. Jon Rose
City of Manistee, Building Inspector
P.O. Box 358
Manistee, MI 49660

Dear Mr. Rose:

This is in regards to my recent purchase of the E $\frac{1}{2}$ of Lot 5 on Harrison street.

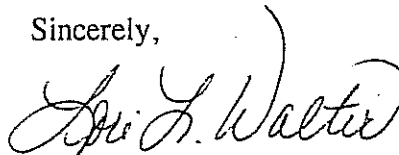
Currently, I reside at 158 Harrison, which is the W $\frac{1}{2}$ of Lot 4. At this time I would like to request that my current $\frac{1}{2}$ lot and my newly acquired $\frac{1}{2}$ lot be combined as one.

I have written to Ms. Julie Beardslee for a re-assessment and the Equalization Department to combine both $\frac{1}{2}$ lots into one.

If you have any questions, or require me to do anything further, please contact me at work from 7-3:30 at 723-6266 or at home at the above phone number.

Thank you for you time spent on this matter.

Sincerely,

A handwritten signature in cursive script that reads "Lori L. Walter". The signature is written in dark ink and is positioned above the printed name.

Lori L. Walter

EQUALIZATION DEPARTMENT
(616) 723-5957



County House • 415 Third St. • Manistee, Mi. 49660-1606

October 16, 1995

Lori L. Walters
158 Harrison
Manistee MI 49660

SUBJECT: QUESTIONABLE PROPERTY OWNERSHIP

RE: Property # 51-51-146-720-09

We received a copy of the enclosed conveyance through our office in order to make a change of ownership on the tax roll, and it does not compare to the ownership on the tax roll. We have been unable to find a conveyance to justify this change in ownership from our tax roll to the ownership on the conveyance.

The property that was conveyed to you by Michael Ellison is currently in the name of James & Teresa Knudstrup. The property was deeded to Michael Ellison by Village Enterprises on July 31, 1995, but I am still missing a conveyance from Knudstrup to Village Enterprises.

I will leave the property in the name of James & Teresa Knudstrup but change it to your address so that you receive the tax bills until the title is straightened out.

Also, you had recently requested to have this property combined with the property you currently own. It is our policy in this office, that ownership needs to be indential before we can combine. So, due to the problems with the title I will be unable to combine these two parcels until the title is corrected.

If you have any questions regarding this matter, please do not hesitate to contact me at the above number.

Sincerely,



Kendra Rohdy

Property Description Specialist

cc: Jon Rose

725-19
725-11
725-15
725-13
725-12
725-11
725-09
725-07
725-05
725-01
725-03

732-11
732-09
732-03
732-01

ST

LINCOLN

722-01
722-03
722-05
722-07
722-09
722-11
722-13
722-15
722-16
722-17
723-01
723-03
723-05
723-07
723-09
723-11
723-13
723-15
723-19
723-01

ST

HARRISON

720-01
720-05
720-08
720-09
720-10
720-11
721-09
721-11
721-13
721-15
720-13
720-19
720-01
720-05
720-08
720-09
720-10
720-11
721-09
721-11
721-13
721-15
720-13
720-19

ST

VAN BUREN

718-02
718-03
718-05
718-11
718-13
719-07
719-11
719-13
719-15
719-17
718-02
718-03
718-05
718-11
718-13
719-07
719-11
719-13
719-15
719-17
718-02
718-03
718-05
718-11
718-13
719-07
719-11
719-13
719-15
719-17

ST

JACKSON

714-02
714-03
714-05
714-07
714-09
714-11
715-01
715-03
715-05
715-07
715-09
715-11
715-13
715-15
715-17
715-19
715-21
715-23
715-25
715-27
715-29
715-31

325-01

11-2-95

October 12, 1995

City of Manistee Planning Commission
70 Maple Street
Manistee, MI 49660

RE: Lot Combination

Dear Planning Commission:

Please approve the combination of the following parcels in Block 12 Freeland:

Lot 8 (51-51-648-720-03)

East 1/2 Lot 7 (51-51-648-720-02)

Sincerely,

A handwritten signature in cursive script that reads "Floyd Yoder".

Floyd Yoder
705 Davis Street
Manistee, MI 49660

703-13	5-14	704-11	703-12	702-11	②
--------	------	--------	--------	--------	---

SIXTH

707-01	707-02	706-02	706-01
707-03			
707-04		706-03	
707-05		706-05	
707-07		706-07	
707-09		706-09	
707-10			
707-11	707-12	706-10	④

709-01	708-02	708-01
709-03	708-03	708-04
709-05	708-05	708-06
709-07	708-07	708-08
709-09	708-09	708-10
709-11	708-11	708-12

SEVENTH

720-01	720-05	719-01	719-02	719-03	719-05	719-07	719-08	719-09	719-10	719-12	(12)
720-02	720-03	720-04	720-06	720-07	720-08	720-09	720-10	720-11	720-12	720-13	720-14
720-03											
720-04	720-06	720-07	720-08	720-09	720-10	720-11	720-12	720-13	720-14	720-15	720-16
720-05	720-07	720-08	720-09	720-10	720-11	720-12	720-13	720-14	720-15	720-16	720-17
720-06	720-08	720-09	720-10	720-11	720-12	720-13	720-14	720-15	720-16	720-17	720-18
720-07	720-09	720-10	720-11	720-12	720-13	720-14	720-15	720-16	720-17	720-18	720-19
720-08	720-10	720-11	720-12	720-13	720-14	720-15	720-16	720-17	720-18	720-19	720-20
720-09	720-11	720-12	720-13	720-14	720-15	720-16	720-17	720-18	720-19	720-20	720-21
720-10	720-12	720-13	720-14	720-15	720-16	720-17	720-18	720-19	720-20	720-21	720-22
720-11	720-13	720-14	720-15	720-16	720-17	720-18	720-19	720-20	720-21	720-22	720-23
720-12	720-14	720-15	720-16	720-17	720-18	720-19	720-20	720-21	720-22	720-23	720-24
720-13	720-15	720-16	720-17	720-18	720-19	720-20	720-21	720-22	720-23	720-24	720-25
720-14	720-16	720-17	720-18	720-19	720-20	720-21	720-22	720-23	720-24	720-25	720-26
720-15	720-17	720-18	720-19	720-20	720-21	720-22	720-23	720-24	720-25	720-26	720-27
720-16	720-18	720-19	720-20	720-21	720-22	720-23	720-24	720-25	720-26	720-27	720-28
720-17	720-19	720-20	720-21	720-22	720-23	720-24	720-25	720-26	720-27	720-28	720-29
720-18	720-20	720-21	720-22	720-23	720-24	720-25	720-26	720-27	720-28	720-29	720-30
720-19	720-21	720-22	720-23	720-24	720-25	720-26	720-27	720-28	720-29	720-30	720-31
720-20	720-22	720-23	720-24	720-25	720-26	720-27	720-28	720-29	720-30	720-31	720-32
720-21	720-23	720-24	720-25	720-26	720-27	720-28	720-29	720-30	720-31	720-32	720-33
720-22	720-24	720-25	720-26	720-27	720-28	720-29	720-30	720-31	720-32	720-33	720-34
720-23	720-25	720-26	720-27	720-28	720-29	720-30	720-31	720-32	720-33	720-34	720-35
720-24	720-26	720-27	720-28	720-29	720-30	720-31	720-32	720-33	720-34	720-35	720-36
720-25	720-27	720-28	720-29	720-30	720-31	720-32	720-33	720-34	720-35	720-36	720-37
720-26	720-28	720-29	720-30	720-31	720-32	720-33	720-34	720-35	720-36	720-37	720-38
720-27	720-29	720-30	720-31	720-32	720-33	720-34	720-35	720-36	720-37	720-38	720-39
720-28	720-30	720-31	720-32	720-33	720-34	720-35	720-36	720-37	720-38	720-39	720-40
720-29	720-31	720-32	720-33	720-34	720-35	720-36	720-37	720-38	720-39	720-40	720-41
720-30	720-32	720-33	720-34	720-35	720-36	720-37	720-38	720-39	720-40	720-41	720-42
720-31	720-33	720-34	720-35	720-36	720-37	720-38	720-39	720-40	720-41	720-42	720-43
720-32	720-34	720-35	720-36	720-37	720-38	720-39	720-40	720-41	720-42	720-43	720-44
720-33	720-35	720-36	720-37	720-38	720-39	720-40	720-41	720-42	720-43	720-44	720-45
720-34	720-36	720-37	720-38	720-39	720-40	720-41	720-42	720-43	720-44	720-45	720-46
720-35	720-37	720-38	720-39	720-40	720-41	720-42	720-43	720-44	720-45	720-46	720-47
720-36	720-38	720-39	720-40	720-41	720-42	720-43	720-44	720-45	720-46	720-47	720-48
720-37	720-39	720-40	720-41	720-42	720-43	720-44	720-45	720-46	720-47	720-48	720-49
720-38	720-40	720-41	720-42	720-43	720-44	720-45	720-46	720-47	720-48	720-49	720-50
720-39	720-41	720-42	720-43	720-44	720-45	720-46	720-47	720-48	720-49	720-50	720-51
720-40	720-42	720-43	720-44	720-45	720-46	720-47	720-48	720-49	720-50	720-51	720-52
720-41	720-43	720-44	720-45	720-46	720-47	720-48	720-49	720-50	720-51	720-52	720-53
720-42	720-44	720-45	720-46	720-47	720-48	720-49	720-50	720-51	720-52	720-53	720-54
720-43	720-45	720-46	720-47	720-48	720-49	720-50	720-51	720-52	720-53	720-54	720-55
720-44	720-46	720-47	720-48	720-49	720-50	720-51	720-52	720-53	720-54	720-55	720-56
720-45	720-47	720-48	720-49	720-50	720-51	720-52	720-53	720-54	720-55	720-56	720-57
720-46	720-48	720-49	720-50	720-51	720-52	720-53	720-54	720-55	720-56	720-57	720-58
720-47	720-49	720-50	720-51	720-52	720-53	720-54	720-55	720-56	720-57	720-58	720-59
720-48	720-50	720-51	720-52	720-53	720-54	720-55	720-56	720-57	720-58	720-59	720-60
720-49	720-51	720-52	720-53	720-54	720-55	720-56	720-57	720-58	720-59	720-60	720-61
720-50	720-52	720-53	720-54	720-55	720-56	720-57	720-58	720-59	720-60	720-61	720-62
720-51	720-53	720-54	720-55	720-56	720-57	720-58	720-59	720-60	720-61	720-62	720-63
720-52	720-54	720-55	720-56	720-57	720-58	720-59	720-60	720-61	720-62	720-63	720-64
720-53	720-55	720-56	720-57	720-58	720-59	720-60	720-61	720-62	720-63	720-64	720-65
720-54	720-56	720-57	720-58	720-59	720-60	720-61	720-62	720-63	720-64	720-65	720-66
720-55	720-57	720-58	720-59	720-60	720-61	720-62	720-63	720-64	720-65	720-66	720-67
720-56	720-58	720-59	720-60	720-61	720-62	720-63	720-64	720-65	720-66	720-67	720-68
720-57	720-59	720-60	720-61	720-62	720-63	720-64	720-65	720-66	720-67	720-68	720-69
720-58	720-60	720-61	720-62	720-63	720-64	720-65	720-66	720-67	720-68	720-69	720-70
720-59	720-61	720-62	720-63	720-64	720-65	720-66	720-67	720-68	720-69	720-70	720-71
720-60	720-62	720-63	720-64	720-65	720-66	720-67	720-68	720-69	720-70	720-71	720-72
720-61	720-63	720-64	720-65	720-66	720-67	720-68	720-69	720-70	720-71	720-72	720-73
720-62	720-64	720-65	720-66	720-67	720-68	720-69	720-70	720-71	720-72	720-73	720-74
720-63	720-65	720-66	720-67	720-68	720-69	720-70	720-71	720-72	720-73	720-74	720-75
720-64	720-66	720-67	720-68	720-69	720-70	720-71	720-72	720-73	720-74	720-75	720-76
720-65	720-67	720-68	720-69	720-70	720-71	720-72	720-73	720-74	720-75	720-76	720-77
720-66	720-68	720-69	720-70	720-71	720-72	720-73	720-74	720-75	720-76	720-77	720-78
720-67	720-69	720-70	720-71	720-72	720-73	720-74	720-75	720-76	720-77	720-78	720-79
720-68	720-70	720-71	720-72	720-73	720-74	720-75	720-76	720-77	720-78	720-79	720-80
720-69	720-71	720-72	720-73	720-74	720-75	720-76	720-77	720-78	720-79	720-80	720-81
720-70	720-72	720-73	720-74	720-75	720-76	720-77	720-78	720-79	720-80	720-81	720-82
720-71	720-73	720-74	720-75	720-76	720-77	720-78	720-79	720-80	720-81	720-82	720-83
720-72	720-74	720-75	720-76	720-77	720-78	720-79	720-80	720-81	720-82	720-83	720-84
720-73	720-75	720-76	720-77	720-78	720-79	720-80	720-81	720-82	720-83	720-84	720-85
720-74	720-76	720-77	720-78	720-79	720-80	720-81	720-82	720-83	720-84	720-85	720-86
720-75	720-77	720-78	720-79	720-80	720-81	720-82	720-83	720-84	720-85	720-86	720-87
720-76	720-78	720-79	720-80	720-81	720-82	720-83	720-84	720-85	720-86	720-87	720-88
720-77	720-79	720-80	720-81	720-82	720-83	720-84	720-85	720-86	720-87	720-88	720-89
720-78	720-80	720-81	720-82	720-83	720-84	720-85	720-86	720-87	720-88	720-89	720-90
720-79	720-81	720-82	720-83	720-84	720-85	720-86	720-87	720-88	720-89	720-90	720-91
720-80	720-82	720-83	720-84	720-85	720-86	720-87	720-88	720-89	720-90	720-91	720-92
720-81	720-83	720-84	720-85	720-86	720-87	720-88	720-89	720-90	720-91	720-92	720-93
720-82	720-84	720-85	720-86	720-87	720-88	720-89	720-90	720-91	720-92	720-93	720-94
720-83	720-85	720-86	720-87	720-88	720-89	720-90	720-91				

718-01	717-02	717-03	717-05	717-07	717-09	717-11	⑪									
718-02																
718-03																
718-04	718-05	718-06	718-07								⑩					
718-08																
718-09																
718-10	718-11	718-12	717-10	717-11												

701-11	①
--------	---

711-01	710-01	710-02	710-03	710-05	710-07	710-09	710-10	⑥	710-11
711-03									
711-04									
711-05				710-05	710-07	710-09	710-10	⑥	710-11
711-07									
711-09									
711-11	711-12	710-12							

712-01	712-03	712-05	712-06	⑦
712-02				
712-04				

ST.

716-01	715-02	716-04
716-03	715-03	
716-05	715-05	
716-07	715-07	715-08
716-09	715-09	
716-11	<div>748</div> <div>⑩</div>	

714-01	713-01	713-03	713-05	713-07	713-08	713-11	713-14	713-15	713-01
714-03	714-05	714-07	714-09	714-11	714-12	714-13	714-14	714-15	714-01

714-18

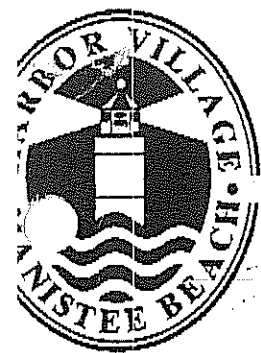
722-01	722-02	721-01	721-02	721-03	721-05
722-03					722-05
722-04	722-05	721-04	721-05	721-06	721-07

724-01	723-01	723-02	723-03	723-05
724-02				
724-03	724-04	724-05	724-06	724-07

726-01	725-01	725-02	725-03	725-05
726-02				
726-03	726-04	726-05	726-06	726-07

728-01	727-01	727-03	727-05
728-02			
728-03	728-04	728-05	728-06

730-01	730-03	730-05
--------	--------	--------



Manistee Village Partners
1362 North River Road
St. Clair, MI 48079

Telephone (810)329-3100
Facsimile (810)329-9328

Post-It™ Fax Note	7671	Date	10/27	# of pages	1	11-248
To	JON ROSE		From	TERRY BEIER		
Co./Dept.			Co.			
Phone #			Phone #			
Fax #	616-723-1546		Fax #			

October 27, 1995

Mr. Jon Rose
City of Manistee
70 Maple Street
P. O. Box 358
Manistee, MI 49660

Dear Mr. Rose:

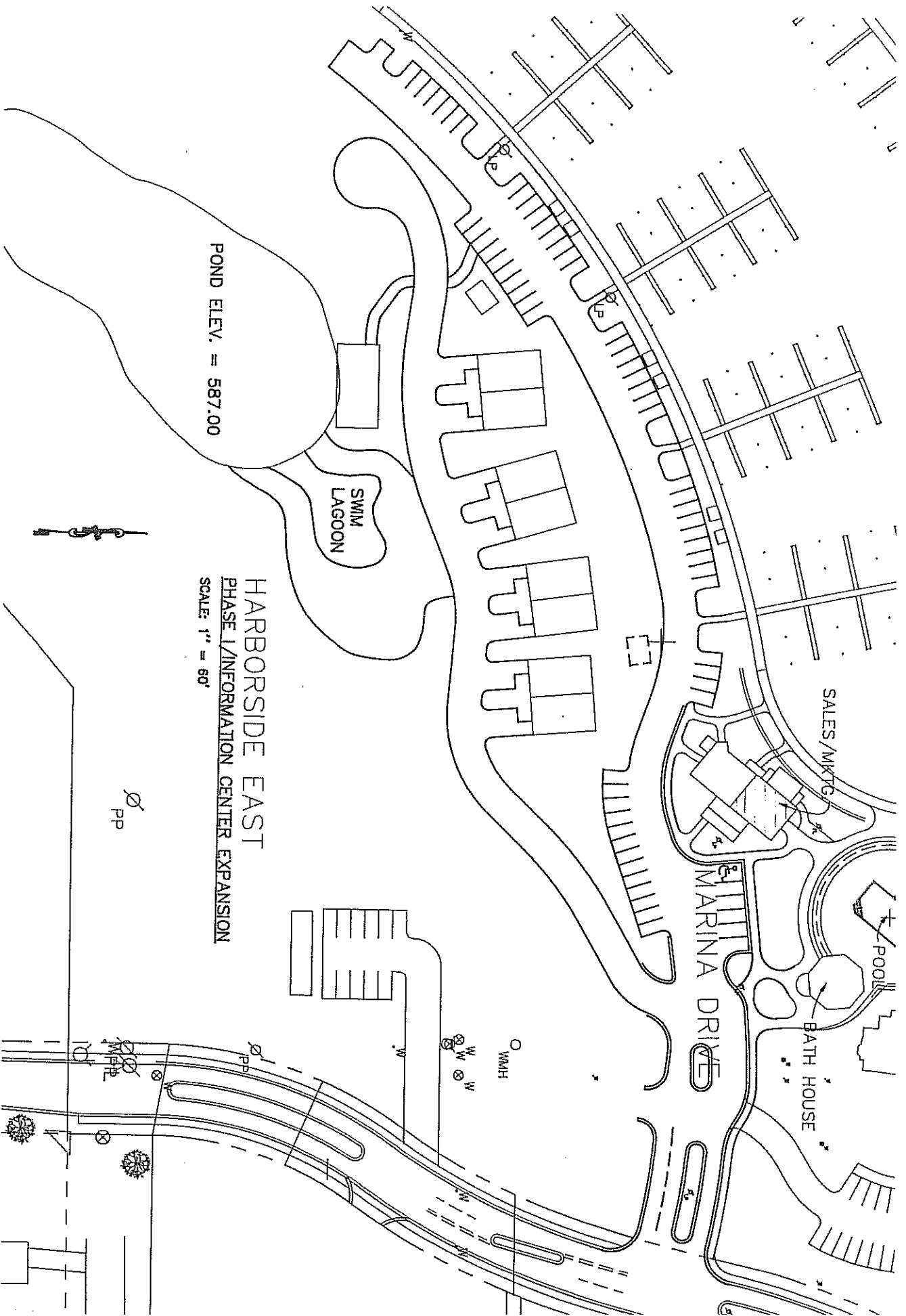
Manistee Village Partners would like to be placed on the agenda of the November 2, 1995 Planning Commission meeting to discuss site plan approvals for Phase I of HarborSide East and the expansion of the existing Sales/Marketing Building.

Attached is a site plan showing these two areas. I will bring building elevation sketches to the meeting. Please let me know if you have any questions.

Sincerely,

Terry L. Beier, P.E.
Vice President
DSL Development Company
Managing Partner

TLB/sjz
man\tr\rose4



POND ELEV. = 587.00

SWIM
LAGOON

HARBORSIDE EAST
PHASE I/INFORMATION CENTER EXPANSION
SCALE: 1" = 60'

SALES/MKTG.

MARINA DRIVE

POOL

BATH HOUSE

WMH

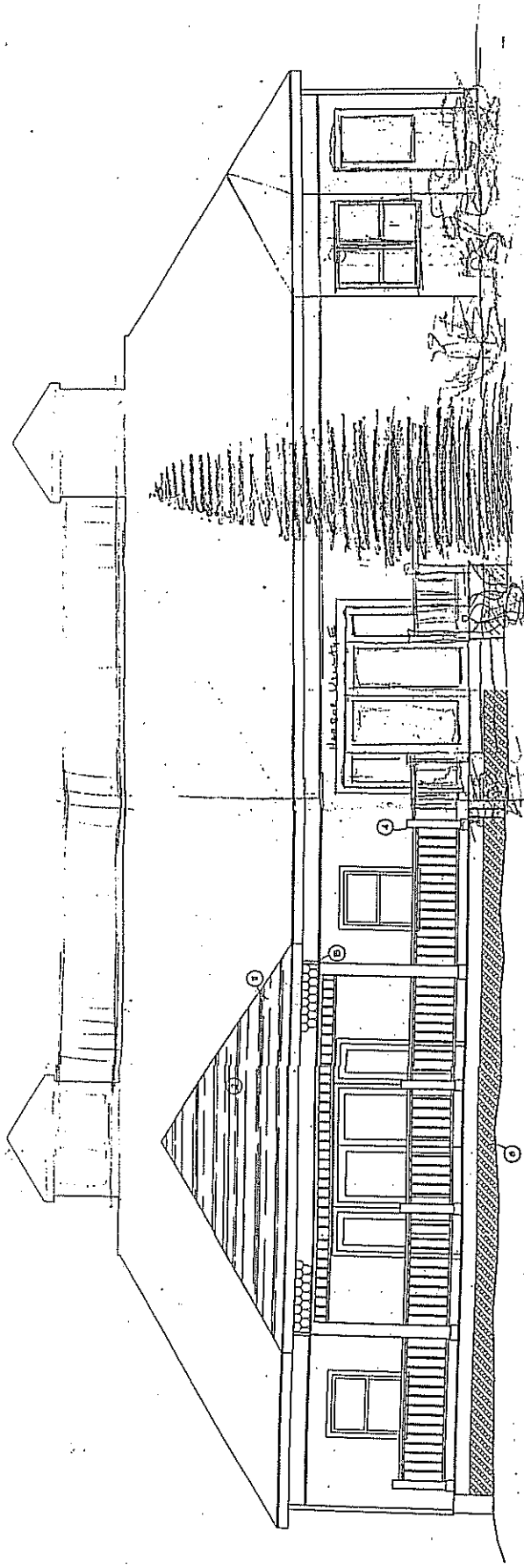
W
W
W

Ø
PP

Ø
PP

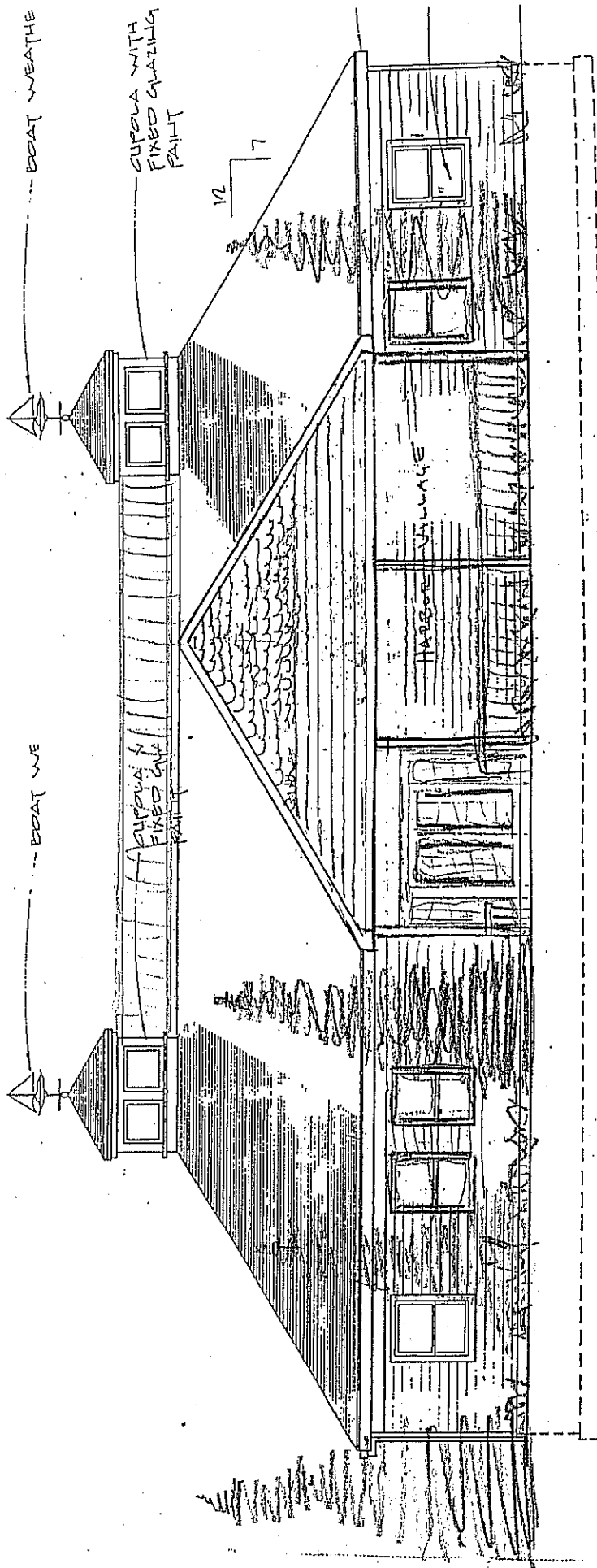
Ø
PP

11-2-12
(Sales office)



WEST ELEVATION
SCALE: 1/4" = 1'-0"

(Sales office)



EAST ELEVATION

11-2-95

MANISTEE CITY PLANNING COMMISSION
70 MAPLE STREET
MANISTEE, MI 49660

October 9, 1995

Jon Rose, Code Administrator
City of Manistee
70 Maple Street
Manistee, MI 49660

Re: Oil & Gas Wells

To support the Planning Commission's study on adding oil and gas facilities to the Zoning Ordinance, and to resolve safety concerns regarding the Golf Course and Cherry Street facilities, your assistance in obtaining the following information will be appreciated.


I. General Information for Zoning Ordinance Study

- 1) The operating company, location, installation date, general operating history, and upset condition reports to regulatory agencies for all oil wells, gas wells, pipelines and related facilities located in the City.
- 2) The H₂S content of each well during its recent operating history.
- 3) Legal interpretation of the City's right to regulate the location and operation of oil and gas facilities.
- 4) All State of Michigan laws and safety codes, and internal Public Service Commission and DNR policies and procedures for regulating the installation and operation of oil and gas facilities.
- 5) Legal interpretation of the City's right to monitor and overview safety related installation, operation, inspection and maintenance activities.
- 6) Confirmation that applicable emergency procedures are in place for all existing oil and gas facilities.

II. Golf Course and Cherry Street Facilities

- 1) All DNR and Public Service Commission case files and internal correspondence for the Golf Course well, the Cherry Street well and associated pipelines.
- 2) Results of an independent safety analysis of the above facilities. The analysis should include, but not be limited to:
 - a) Atmospheric dispersion calculations showing H₂S concentrations at the nearest residence and along evacuation routes for maximum credible steady state and puff releases. The analysis should be based on conservative values of all analytical input factors which effect public exposure to H₂S. The assumptions should be identified and justified.
 - b) A complete review of the proposed emergency plan(s) using results of item a), above. In addition to review by a consultant, the plan should be reviewed by all appropriate State and local agencies.

If you have any questions on the above, please advise.


Ron Bauman
Chairman, Oil & Gas Committee

cc: Planning Commission